

Minutes of the February 9, 2011 HP/FH Committee Meeting

Attendance

Present: Ellen Kosmer (EK); Claude Tellier (CT); Nancy Gregg (NG), Chair; Walter Wolnik (WW). Nate Malloy (NM) (Staff)

Actions:

Called to order at 9:13 am.

Discussion:

March meeting. No appearance by Jan Dizard or Jim Lumley of Interfaith Housing today. Interfaith had established Village Park, have been spending down funds from its sale, are looking for projects to take on, and may come to March meeting instead of today.

M.J. Adams from Habitat is expected in March. Taking care of paperwork needed to get their Stanley St units on the Affordable Housing Inventory and receive CPA reimbursement is now in process.

Olympia Drive. HAP 40B permit application for “Olympia Oaks” will be heard by ZBA on March 17th, at which meeting there’ll be a long developer presentation from HAP and reports from concerned boards and committees. HAP is submitting a first round tax credit application, which probably won’t succeed until a later round. Committee can review a hard copy of the plans at the Planning Department and will be sent a link to electronic copies.

Town will need to bring in road and utilities. Easement for road needed from UMass. Fire Department may have issues requiring tweaks to road design. Town as lessor will receive revenue from HAP or other property manager through 99-year ground lease, even if no taxes.

Tamarack Drive. Death of affordable unit property owner gives town a limited window to exercise a right of first refusal to purchase it, but cost of needed repairs and carrying costs until resale to eligible buyer make exercise unlikely. Without affordability restriction, property likely to become student rental.

Such situations may be anticipated to recur in future, absent an ability to get them into the budget hopper in advance. This is an example of the value of a future housing trust that could step in in such situations.

Hawthorne house. On February 17th, CPAC will review joint HP/FHC and Historical Commission request for feasibility study, along with Vince O'Connor's proposal for the house. On February 16th, LSSE will set up a schedule for additional large public meetings, possibly in early March and late April.

Affordable Housing Forum. After discussion, it was decided to hold the Forum on April 14th, following a rescheduled committee meeting a week earlier. NG will look into getting the Library large lower meeting room; and NM, the Town Room. Based on the names mentioned during the discussion, NM will email a list of potential speakers with contact information which committee members will be asked to invite; each will be asked to plan to speak for five minutes.

Housing Production Plan. The town hopes to obtain a grant to hire a consultant by July.

Tasks:

LSSE, February 16th, and CPAC, February 17th.

Review Olympia Oaks materials for March meeting.

Prepare for Affordable Housing Forum, April 14, 4-6:30 pm

Documents:

Next meetings:

March 10 at 9am, First Floor Meeting Room

April 7 at 9am, First Floor Meeting Room

Adjournment

Adjourned at 10:55 am.

Submitted By

Walter Wolnik